

## **AGENDA**

**Meeting Date: June 27, 2022 – Monday**  
**Time: 1:00 PM**

### **NOTICE**

Following Governor Newsom's executive orders prohibiting the convening of public agency meetings in light of the COVID-19 pandemic, all regularly scheduled LA County Planning Environmental Review Board (ERB) meetings will convene as virtual (online) meetings and by teleconference until further notice.

For more information regarding the LA County Planning's response to the COVID-19 pandemic, visit <http://planning.lacounty.gov/covid19> or @LACDRP on Twitter, Facebook, and Instagram.

#### **OBSERVING THE MEETING**

To observe the meeting without providing public comment for the record, go to <https://zoom.us/j/88619249019> (Webinar ID: 886 1924 9019), or dial (669) 900-6833 or (346) 248-7799.

#### **PROVIDING VERBAL PUBLIC COMMENT**

To provide verbal public comment for the record during the meeting, go to <https://zoom.us/j/88619249019> (Webinar ID: 886 1924 9019) and staff will assist you via the Zoom chat feature, or dial (669) 900-6833 or (1-346) 248-7799 and send an email to [comment@planning.lacounty.gov](mailto:comment@planning.lacounty.gov) with the agenda date and item letter, your first name & last name, email address, and phone number, and identify yourself as the applicant or not the applicant.

To provide verbal public comment for the record before the meeting, dial (213) 974-6411 and leave a message or voicemail specifying ERB, date of meeting, your comment, the agenda item letter, first name, last name, email address, and phone number, and identify yourself as the applicant or not the applicant. Verbal public comments submitted prior to 12 p.m. on Thursday, the week previous to the meeting, will be transcribed and provided to the ERB. Verbal public comments submitted after 12 p.m. on Thursday, the week previous to the meeting, will not be provided to ERB but will be transcribed and added to the public record.

**PROVIDING WRITTEN PUBLIC COMMENT**

To provide written public comment for the record, send an email to [comment@planning.lacounty.gov](mailto:comment@planning.lacounty.gov) and provide

- ERB meeting date
- the agenda item number,
- your first name, last name,
- email address, and
- phone number, and
- identify yourself as the applicant or not the applicant.

Written public comments submitted prior to 12 p.m. on Thursday, the week previous to the meeting, will be provided to the Environmental Review Board. Written public comments submitted after 12 p.m. on Thursday, the week previous to the meeting, will not be provided to the Environmental Review Board but will be added to the public record.

If oral language interpretation for non-English speaking persons is desired or if a special accommodation is desired pursuant to the Americans with Disabilities Act, please make your request by phone or email at 213-974-6461 or [erb@planning.lacounty.gov](mailto:erb@planning.lacounty.gov) 72 business hours prior to the meeting. Thank you.

**PART I – PRELIMINARY BUSINESS**

1. Roll call
2. Virtual meeting instructions
3. Coordinator's report

**PART II – MINUTES FOR APPROVAL**

4. February 28, 2022 and March 21, 2022

**PART III – OLD BUSINESS****PART IV – NEW BUSINESS**

5. Bright Single-family Residence

**Project No.:** 2019-003128-(3)

**Permit No.:** Minor CDP RPPL2019005489

**APN:** 4448-011-054

**Address:** 20266 Reigate Road, Topanga CA 90290

**Location:** Topanga Canyon Watershed

**USGS Quad:** Topanga

**Applicant:** Brian Bright

**Biologist:** Andrew McGinn Forde, Forde Biological Consultants

**DRP Planner:** Tyler Montgomery

**DRP Biologist:** Joe Decruyenaere

The Applicant proposes the construction of a 21-foot-tall single-family residence, as well as a domestic water well, new onsite wastewater treatment system (OWTS) with seepage pits, retaining walls, and landscaping/hardscaping on a 2.5-acre lot. The proposed single-family residence would have a floor area of 800 square feet with a 900-square-foot driveway and two-space uncovered parking area, on a building site of 1,500 square feet. A total of 20 cubic yards ("CY") of grading is proposed—20 CY cut, 20 CY export. The lot would be accessed from Skyhawk Lane, a 60-foot-wide private street immediately to the south, by 30-foot-wide paved driveway with a length of 30 feet. An existing dirt driveway accessing Reigate Road to the north would be abandoned. The subject parcel is surrounded by single-family residences to the north and south, vacant land to the north, and a single-family residence and open space to the east. ERB review is required, as area proposed for development is less than 200 feet from mapped H1 Habitat. Land use designation is RL20, Rural Land—1 dwelling unit/20 acres maximum; Zoning is R-C-20, Rural Coastal—20-Acre Minimum Lot Area. The Santa Monica Mountains LCP maps the project site as 1.28 acres H3 Habitat and 1.22 acres H2 Habitat. However, it is proposed to be remapped, resulting in 1.03 acres H3 Habitat, 0.77 acres H2 Habitat, and 0.70 acres H1 Habitat. Domestic water service will be provided a well, as the property was issued a letter of practical difficulty by County Waterworks District 29. The well would be located 200 feet to the northwest of the residence, outside of H1 Habitat, although the water line would traverse H1 Habitat. No other development would occur in H1 Habitat, as the Fire Department has approved a fuel modification plan allowing avoidance of these areas. The residence and all other appurtenant development is proposed within H3 Habitat, although within an H1 Buffer Zone.

Resources: H1 Habitat, Oak Woodland, Stipa/Melica Grassland, Topanga Canyon Watershed

## PART V – PUBLIC COMMENT

6. Public comment pursuant to Section 54954.3 of the Government Code.

## PART VI – ADJOURNMENT

7. Adjournment to 1:00 pm, July 18, 2022.

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**TIME LIMITS:** The Director of Regional Planning has established time limits with respect to receipt of testimony regarding matters on this Agenda. Applicants will be allowed fifteen (15) minutes to present testimony in support of their application, with an additional ten (10) minutes for responses to issues raised by other witnesses. Other proponents and opponents will be limited to three (3) minutes per speaker. Responses to questions from the Environmental Review Board members will not be included in these time limitations. All speakers are urged to refrain from repeating testimony presented by others. The Coordinator may impose different time limits, depending upon the length of the agenda, the number of speakers wishing to give testimony and/or the complexity of an agenda item.

## ENVIRONMENTAL REVIEW BOARD AGENDA

**WRITTEN TESTIMONY:** Written testimony that is received prior to the public meeting will be made a part of the record and need not be read into the record.

**LOBBYIST REGISTRATION:** Any person who seeks support or endorsement from the Environmental Review Board on any official action may be subject to the provisions of Ordinance No. 93-0031, relating to lobbyists. Violation of the lobbyist ordinance may result in a fine and other penalties. FOR INFORMATION, CALL (213) 974-1093.

**MEETING MATERIALS:** The agenda package is accessible on the Department's website at <http://planning.lacounty.gov/agenda/erb/>. Any meeting-related writings or documents provided to a majority of the Environmental Review Board after distribution of the agenda package, unless exempt from disclosure pursuant to California law, are available at the Department webpage for Environmental Review Board and will not be also available in the Environmental Review Board meeting room on the day of the Board's meeting there regarding that matter. Projects are reviewed under the Santa Monica Mountains Local Coastal Program LIP: [http://planning.lacounty.gov/assets/upl/project/coastal\\_amended-LIP-maps.pdf](http://planning.lacounty.gov/assets/upl/project/coastal_amended-LIP-maps.pdf)

**LIVE WEB STREAMING:** LA County Planning broadcasts all regularly scheduled Environmental Review Board Meetings on its website at <http://planning.lacounty.gov>.